ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
mail: info@istraplus-realestate.com
web: www.istraplus-realestate.com
info: +385 91 521 8871









Code :	02252
Location :	Poreč
Building size :	60 m2
Lot size :	94 m2
Distance from city :	30 m
Distance from sea :	0 m
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Year of construction :	1981
Year of last adaptation :	2017
Energy efficiency :	Not specified
Climate :	Yes
Heating - Electricity :	Yes
Carpentry - ALU :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price :	295.000 €

K356
-property is available exclusively through the Istra Plus agency

Beautiful Mediterranean single-family house only 200 m from the sea – Červar Porat, Poreč
In an attractive location in Červar Porat, within walking distance of all necessary amenities and beaches, this single-family house is located, which represents an excellent opportunity for a vacation, year-round living or investment for tourist rental.

The house is located on a plot of land of 94 m², while the living area is 64 m², and there is a 30m2 free yard.
The functional layout of the rooms provides a pleasant and practical living space.

At the entrance to the property there is a landscaped courtyard in which there is a utility room that serves as a storage space and a laundry room.
Upon entering the house, you enter the open living area, where the kitchen, dining room and living room are harmoniously connected. From the living room you exit to a spacious, partially covered terrace, ideal for enjoying, there is also a fireplace.
The house has two bedrooms and one bathroom. The larger bedroom, which has

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access to the yard, also has a gallery, which provides additional space and can be used in various ways – as an additional bedroom, a work corner, depending on the needs of the future owners.

The property is neat, regularly maintained and was completely renovated about ten years ago, which allows future owners to move in quickly.
It is sold fully furnished and equipped, and heating and cooling are solved by air conditioning, which ensures a pleasant stay throughout the year.
Such single-storey houses in this location are very rarely available on the market.
The proximity of the sea, peaceful surroundings, functional layout, make this property extremely attractive.
Do not miss this rare opportunity – a property that combines an excellent location, comfort and a Mediterranean lifestyle.